Planning & Zoning Commission Special Hybrid Meeting
April 22, 2026 7:00 P.M.
Putnam Municipal Complex
Room 112 First Floor
200 School Street
Putnam, CT 06260

Roll Call:

Agenda:

Public hearing on Docket # 2026-05 Ryan Krohn request for a 2 Lot Re-Subdivision. Property is located at 192 Park Road, Town Assessors Map 45, Lot 25, Zoned Industrial. VOTE REQUIRED

Regular Meeting:

Review the minutes of the March 18, 2026, meeting. VOTE REQUIRED

New Business: VOTE REQUIRED

Docket # 2026-05 Ryan Krohn – 192 Park Road – 2 Lot subdivision

Adjournment.

Topic: P-Z Zoom Meeting

Time: Apr 22, 2026, 7:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

https://us06web.zoom.us/j/83626831721?pwd=gJJ7WuFHboYXbgruivcym4xqTdyapj.1

Meeting ID: 836 2683 1721

Passcode: 0cSPRC

By Phone

• +1 929 205 6099 US (New York)

Meeting ID: 836 2683 1721

Passcode: 606624

Find your local number: https://us06web.zoom.us/u/kbjr4jLXG

Join by SIP

• 83626831721@zoomcrc.com

Planning & Zoning Commission Hybrid Meeting Minutes
March 18, 2026 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

Present: Patricia Hedenberg-Chairman, Douglas Cutler-Vice Chairman, Elisabeth Thompson
Lisa-Jean Clifford
Absent: Nick Huston

Agenda:

Opened public hearing on Docket # 2026-03 Luke & Ashley Walker request for approval of a 3-lot subdivision consisting of 31.42 acres. Property is located at 44 Blood Road, Town Assessors Map 35, Lot 21, Zoned AG-2. Paul Terwilliger of PC Survey Associates LLC reviewed the plans with the Commission. The homes located on the proposed lots were conceptual to show that the plans would support the house. Luciana Dinobile of 59 Blood Road and Stephen DeSalvio of 29 Blood Road questioned the direction of run-off in relation to their properties. Paul Terwilliger reviewed the direction of flow. Gail Rochefort of 821 Five Mile River Road questioned the proximity to her property. Paul Terwilliger responded that the lots faced Blood Road and would be about 70 feet from hers.

Motion by Lisa-Jean Clifford to close the public hearing, second by Douglas Taylor. ALL WERE IN FAVOR.

Opened public hearing on Docket # 2026-04 Town of Putnam - Brian Lynch, WPCA Superintendent, requests a Zoning Permit and Special Permit of Exception pursuant to Section 605 (B) (3) of the Town of Putnam Zoning Regulations to allow construction of a gravity thickener within the Regulatory Floodway at the Water Pollution Control Facility (WPCF). Property is located at 4 Kennedy Drive, Town Assessors Map 37, Lot 81, Zoned WWTF. Kevin Flood of Fuss & Oneill and Brian Lynch of WPCA were present and reviewed the treatment process itself and plans with the Commission.

Motion by Lisa-Jean Clifford to close the public hearing, second by Douglas Taylor. ALL WERE IN FAVOR.

Regular Meeting:

Review the minutes of the February 18, 2026, meeting.

Motion by Douglas Taylor to accept the minutes with the addition of Lisa-Jean Clifford as present, second by Elisabeth Thompson. ALL WERER IN FAVOR.

Correspondence:

New Business:

Docket # 2026-03 Luke & Ashley Walker – 44 Blood Road – 3 Lot Subdivision

Motion by Lisa-Jean Clifford to approve, second by Douglas Taylor. ALL WERE IN FAVOR.

Docket # 2026-04 Town of Putnam, Brian Lynch, WPCA Superintendent-4 Kenndy Drive - Special Permit Construction of a gravity thickener within the Regulatory Floodway at the Water Pollution Control Facility.

Motion by Douglas Taylor to approve, second by Elisabeth Thompson. ALL WERE IN FAVOR.

Accepting new applications for public hearing on April 15, 2026, meeting if applicable.

Carla Gallagher – Home Office for mobile company.

Motion by Lisa-Jean Clifford that a special permit is not necessary and give Bruce Fitzback approval to sign off, second by Douglas Taylor. ALL WERE IN FAVOR.

Mike Bogdanski – Home Office on-line sales only.

Motion by Elisabeth Thompson that a special permit is not necessary and give Bruce Fitzback approval to sign off, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Ryan Krohn-192 Park Road-2 Lot Re-Subdivision

Motion by Lisa-Jean Clifford to accept, second by Douglas Taylor. ALL WERE IN FAVOR

Town of Putnam Planning & Zoning Commission Agent-Amendment to the regulations:

Section 702 Multi-Family Housing and Section 703 Condominiums

Motion by Lisa-Jean Clifford to accept for public hearing, second by Douglas Taylor. Patricia Hedenberg, Lisa-Jean Clifford, Douglas Taylor voted in favor of the motion. Elisabeth Thompson abstained.

Article I, General and Administrative-Section 114 Special Permit, C. Applications and
Article VIII, Definitions – Manufactured or Mobile Manufactured Homes

Motion by Elisabeth Thompson to accept for public hearing, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Motion by Douglas Taylor to adjourn at 8:12 P.M., second by Elisabeth Thompson. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.

Please note these minutes were not approved by the Commission and will be listed as an agenda item for their next meeting.

APPLICATION # _____

DATE RECEIVED _____

SCHEDULED MEETING DATE _____

PLANNING COMMISSION

Check one:

- ☐ APPLICATION FOR SUBDIVISION
- ☑ APPLICATION FOR RE-SUBDIVISION
- ☐ CORRECTION OF AN EXISTING NON-CONFORMANCE

APPLICANT AND ENGINEER

Name of Applicant: Ryan Krohn c/o Krohn's Cuts — Phone #: 860-933-8756

Applicant's Address: 41 Hill Road, Thompson CT 06277

Engineer: Norman Thibeault Jr - Killingly Eng. — Phone #: 860-779-7299

Engineer's Address: P.O. Box 421, Killingly CT 06241

Owner (if different from applicant): Ballavance & Gates, LLC

Owner's Address: 143 Boston Post Rd, N. Windham 06256 — Phone #: 860-228-2886

PROPERTY INFORMATION

Subdivision Name: N/A

Number of Lots: 2 — Total Acreage: 21.118AC

Zoning Classification: Industrial — Location: Pane Road

Assessor's Map #: 45 — Lot #: 25

Does this plan encompass or is it adjacent to: ☑ Wetlands ☐ Flood Hazard Area ☐ Aquifer

If this application is for a re-subdivision: Original approval date _____ Town Clerk's Map # _____

SUBDIVISION IMPROVEMENTS

Sewage Disposal: ☑ Private ☐ Public — Drinking Water: ☑ Private ☐ Public

IMPROVEMENT LIST

Total length of new street measured at centerline: N/A

Total length of curbs for new streets: N/A

Total length of sidewalks for development: N/A

Total number of catch basins: 0

Total number of manholes: Drainage: 0 — Sanitary Sewer: 0

Total length of drain pipes: 10" ____ 12" ____ 15" ____ 18" ____

Other: Size: 24" Length 65'

Total length of water pipes: 6" ____ 8" ____ 12" ____ 16" ____

Other: Size: ____ Length ____

Total length of sanitary sewers: 8" ____ 10" ____ 12" ____ 15" ____

Other: Size: ____ Length ____

Total number of permanent bounds: 9

Approximate cubic yards of rock and ledge excavation: N/A - 0

Approximate cubic yards of gravel excavation: ____

Approximate cubic yards of fill: ____

APPLICATION CHECKLIST

The following check list is to be completed by the applicant to insure that all required material is submitted. Failure to submit all required material shall cause the submission to be deemed incomplete. Any incomplete applications will be rejected by the Planning Commission. The Commission will use this form to verify that all required material has been received.

SUBDIVISION PLAN	Applicant's Checklist	Planning Commission's Checklist
Name of Subdivision	☐	☐
Name, Address & Phone # of Owner	☑	☐
Name, Address & Phone # of Applicant	☑	☐
Name, Address & Phone # of Engineer	☑	☐
Date	☑	☐
North Arrow	☑	☐
Scale (1" - 40')	☑	☐
Location Map (1" -1000')	☑	☐
Zoning Classification/Municipal Boundary Line	☑	☐
Existing and proposed contours	☑	☐
Property location with respect to surrounding property & streets	☑	☐
Names of adjoining property owners	☑	☐
Names of adjoining streets	☑	☐
Location of all water bodies, streams & other pertinent features (swamps, railroads, buildings, parks, cemeteries, drainage ditches, bridges, signs)	☑	☐
Location of existing and proposed streets, easements and other rights-of-way and their names	☑	☐
Location, dimension, area & building setback lines of all proposed & existing lots	☑	☐
Location of groundwater test holes	☑	☐
Location & dimension of property to be dedicated to the Town N/A	☐	☐
Bearings and lengths of all lines and all curve date	☑	☐
Location of all monuments, iron pins and drill holes	☑	☐
Location of 50-foot wetland buffer zone (no activity)	☐	☐
Location of proper soil, erosion and sediment control	☑	☐
Location of proposed building and septic system	☑	☐
Calculation for proposed Performance Bond	☐	☐
Calculation for street intersection sight lines	☐	☐
Signature boxes for Commission: Planning, Expiration date, Wetland and Zoning (if applicable)	☐	☐
Approval from Northeast District Department of Health	☐	☐

FEE SCHEDULE

Public Hearing Fee:	$175.00	Due with Application
Sub-Division & Re-Subdivision Fee:	$100.00/Per Lot x 2	Due with Application
Inspection of construction of new or rebuilt road, drainage and other site improvements:	2% of estimated cost	Due within one (1) week of final approval of application

LIST OF AJACENT LAND OWNERS INCLUDING ACROSS THE STREET

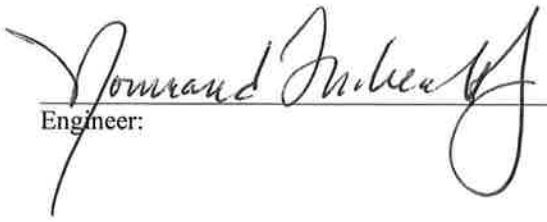
Craig M. Gates
176, 178, & 192 Park Road
Putnam, CT

Job No. 24008

MAP/LOT	NAME
Map 38, Lot 68	Highland Drive Associates, LLC 5 Highland Drive Putnam, CT 06260
Map 45, Lot 8	LCN STP Hagerstown Multi, LLC, CO/Staples Contract & COMM L 500 Staples Drive Framingham, MA 01702
Map 45, Lot 20	39 Ridge Road Owner, LLC 251 Little Falls Drive Wilmington, DE 19808
Map 45, Lot 26	Ridge Two Real Estate, LLC 45 Ridge Road Putnam, CT 06260
Map 45, Lot 45	EAO Realty, LLC 490 Barlow Cemetery Road Woodstock, CT 06281
Map 45, Lot 32	Franklin P. Racette 214 Park Road Putnam, CT 06260
Map 45, Lot 37	Charles H. Englert 18 Windham Landing Danielson, CT 06239
Map 45, Lot 36	Fairways Edge, LLC 643 Manley St. West Bridge, MA 02379
Map 44, Lot 29	International Paper Co. PO Box 2118 Memphis, TN 38101 Providence & Worcester Railroad 75 Hammond St. Worcester, MA 01610

Gates Bellavance, LLC
Park Road
Putnam, CT

On behalf of the applicant & Owner, I authorize the Putnam Planning & Zoning Commission and its members to access and inspect the subject land, at reasonable times, during the pendency of the application and for the life of the permit.



Engineer: Date: 3/11/2026

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

KILLINGLY ENGINEERING ASSOCIATES, LLC
P.O. BOX 421
KILLINGLY, CT 06241
860-779-7299

CHARTER OAK FCU
589 HARTFORD PIKE
KILLINGLY, CT 06241
51-7699/2111

12924

3/18/2026

PAY TO THE ORDER OF Town of Putnam $ **335.00

Three Hundred Thirty-Five and 00/100********** DOLLARS

Town of Putnam

VOID

Krohn - IW application fee

[redacted]

KILLINGLY ENGINEERING ASSOCIATES, LLC 12924

Town of Putnam	3/18/2026	
	IW	335.00

Charter Oak - Checkin Krohn - IW application fee 335.00

PROPOSED 2 LOT RESUBDIVISION

PARK ROAD
PUTNAM, CONNECTICUT

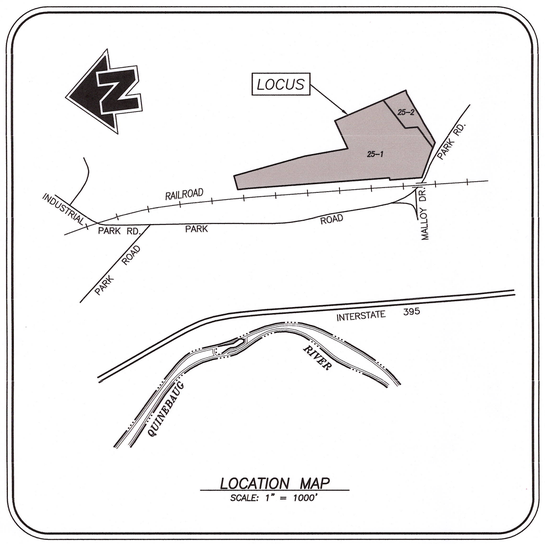
PREPARED FOR:

RYAN KROHN

LEGEND

F.F.	FINISHED FLOOR
●	IRON PIN TO BE SET
⊙	IRON PIN FOUND
⌀	UTILITY POLE
⊙ WG	WATER GATE
HYD	FIRE HYDRANT
CB	CATCH BASIN
	PERCOLATION TEST HOLE
	TEST HOLE
100	EXISTING CONTOURS
100	PROPOSED CONTOURS
BSL	BUILDING SETBACK LINE
G	GAS LINE
W	WATER LINE
	STONE WALL
	SILT FENCE

BEFORE YOU DIG
CALL BEFORE YOU DIG
AT LEAST TWO FULL BUSINESS DAYS
BEFORE DIGGING OR DISTURBING EARTH
DIAL 811 OR 1-800-922-4455



LOCATION MAP
SCALE: 1" = 1000'

INDEX TO DRAWINGS

TITLE	SHEET No.
COVER SHEET	1 OF 5
RESUBDIVISION MAP	2 OF 5
EASEMENT MAP	3 OF 5
SITE DEVELOPMENT PLAN	4 OF 5
DETAIL SHEET	5 OF 5

CONSTRUCTION NOTES

1. All Materials and methods of construction shall conform to "State of Connecticut, Department of Transportation, Standard Specifications for Roads, Bridges and Incidental Construction, Form 817", and supplements thereto.
2. In the event that ground water or evidence thereof is encountered, sufficient dewatering equipment, shall be installed and maintained to accommodate same.
3. All existing site features not scheduled to remain shall be removed and disposed of in a proper manner, by the contractor.
4. All reinforced concrete storm drainage pipes shall have gasketed rubber joints.
5. All disturbed areas not scheduled for pavement, walks, etc. shall be permanently established as turf.
6. The location of existing utilities is shown for informational purposes only. It is the responsibility of the contractor to verify the location and elevation of all utilities. Contact "CALL BEFORE YOU DIG" at 1-800-922-4455, and obtain all applicable permits, prior to any excavation around utilities.

PREPARED BY:

REVISIONS	
DATE	DESCRIPTION
3/17/2026	*FINAL PLAN REVIEW*

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

APPROVED BY THE TOWN OF PUTNAM INLAND WETLAND AND WATER COURSES COMMISSION

CHAIRMAN / SECRETARY DATE

ENDORSED BY THE TOWN OF PUTNAM PLANNING AND ZONING COMISSION

ZONING ENFORCEMENT OFFICER DATE

STATE OF CONNECTICUT * NORMAND THIBEAULT, JR. * No. 22834 LICENSED PROFESSIONAL ENGINEER

NORMAND THIBEAULT, JR., P.E. No. 22834 3/19/2026 DATE

January 2026

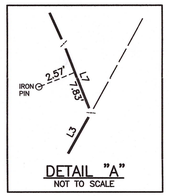
SHEET 1 OF 5
JOB NO: 26010

NOTES:

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20–300b–1 through 20–300b–20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996, Amended October 26, 2018;
   - This survey conforms to a Class "A–2" horizontal accuracy.
   - Survey Type: Subdivision Map.
   - Boundary Determination Category:
     Along Existing Deed Lines: Resurvey
     Along Proposed Deed Lines: Original Survey
2. Total Subdivided Area = 21.118 acres.
3. Zone = Industrial.
4. Owner of record: Bellavance & Gates, LLC
   143 Boston Post Road
   North Windham, CT 06256
   See Volume 869, Page 394
5. Parcel is shown as Lot #25 on Assessors Map #45.
6. Parcel lies within Flood Hazard Zone 'X' (areas of minimal flooding) as shown on FIRM Map # 09015C Panel 0144F Effective Date: 9/7/2023.
7. North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD 83) and are taken from GPS observations using the "Superior" statewide GPS network and RTK correction system.
8. Location of water main & CL&P easement as depicted on Map Reference #1. This easement was noted as: "To be conveyed to CL&P". No record deed of conveyance or reservation of this easement was found in the land records. A utility easement was reserved in favor of the Town of putnam. See Vol. 869, Page 394 and map reference number 4.
9. Location of 30' wide drainage easement in favor of Lot 26 as depicted on Map reference #2. No record deed of conveyance or reservation of this easement was found in the land records.
10. Wetlands shown were delineated in the field by Joseph Theroux, Certified Soil Scientist, on June 2024.

MAP REFERENCES:

1. "Resubdivision Plan – Prepared for – The Town of Putnam Economic Development Commission – Putnam Industrial Park – Putnam, Conn. Scale: 1" = 200' – Date: 11–5–87 – Revised to: 11–30–88 – Prepared by: Fuss & O'Neill". On file in the Putnam Land Records as Map #958.
2. "Resubdivision Plan – Lots 32–1, 32–2, 32–3, 32–4 & Parcel A – Park Street – Putnam, Connecticut – Scale: 1" = 60' – Date: Nov. 2001 – Revised to: 1/22/02 – Prepared by: Archer Surveying, LLC". On file in the Putnam Land Records as Map #1264.
3. "Subdivision Map – Lot 24 – Prepared for – The Town of Putnam – Park Road – Putnam, Connecticut – Scale: 1" = 100' – Date: March 2005 – Prepared by: Archer Surveying, LLC". On file in the Putnam Land Records as Map #1337.
4. "Easement Map showing proposed utility easement to be reserved by Town of Putnam – 176 & 178 Park Road – Putnam, Connecticut – Scale: 1" = 80' – Date: 5/17/2024 – Sheet 1 of 1 – Prepared by: Killingly Engineering Associates." On file in the Putnam Land records as Map #1730.
5. "Property Survey showing parcel consolidation prepared for Bellavance & Gates, LLC – 176, 178, & 192 Park Road – Putnam, Connecticut – Scale: 1" = 80' – Date: 5/17/2024 – Sheet 1 of 1 – Prepared by: Killingly Engineering Associates." On file in the Putnam Land records as Map #1731.



LEGEND

●	IRON PIN TO BE SET
⊙	IRON PIN FOUND
Ø	UTILITY POLE
⊕ WG	WATER GATE
HYD	FIRE HYDRANT
CB	CATCH BASIN
MH	MANHOLE
G	GAS LINE
	STONE WALL

LINE DATA

LINE	BEARING	DISTANCE
L1	S 62°31'51" W	11.52'
L2	N 83°46'43" E	22.27'
L3	N 60°52'06" W	57.63'
L4	N 81°14'27" E	142.55'
L5	S 68°37'18" W	74.19'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	794.50'	69.05'	4°58'46"	N 60°34'37" W	69.03'

APPROVED BY THE TOWN OF PUTNAM INLAND WETLAND AND WATER COURSES COMMISSION

CHAIRMAN / SECRETARY DATE

ENDORSED BY THE TOWN OF PUTNAM PLANNING AND ZONING COMISSION

ZONING ENFORCEMENT OFFICER DATE

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE 3.18.2026

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

DATE	DESCRIPTION
3/17/2026	FINAL PLAN REVIEW

REVISIONS

RESUBDIVISION MAP

PREPARED FOR

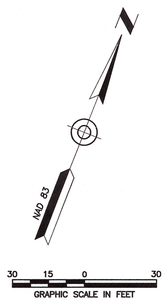
RYAN KROHN

PARK ROAD
PUTNAM, CONNECTICUT

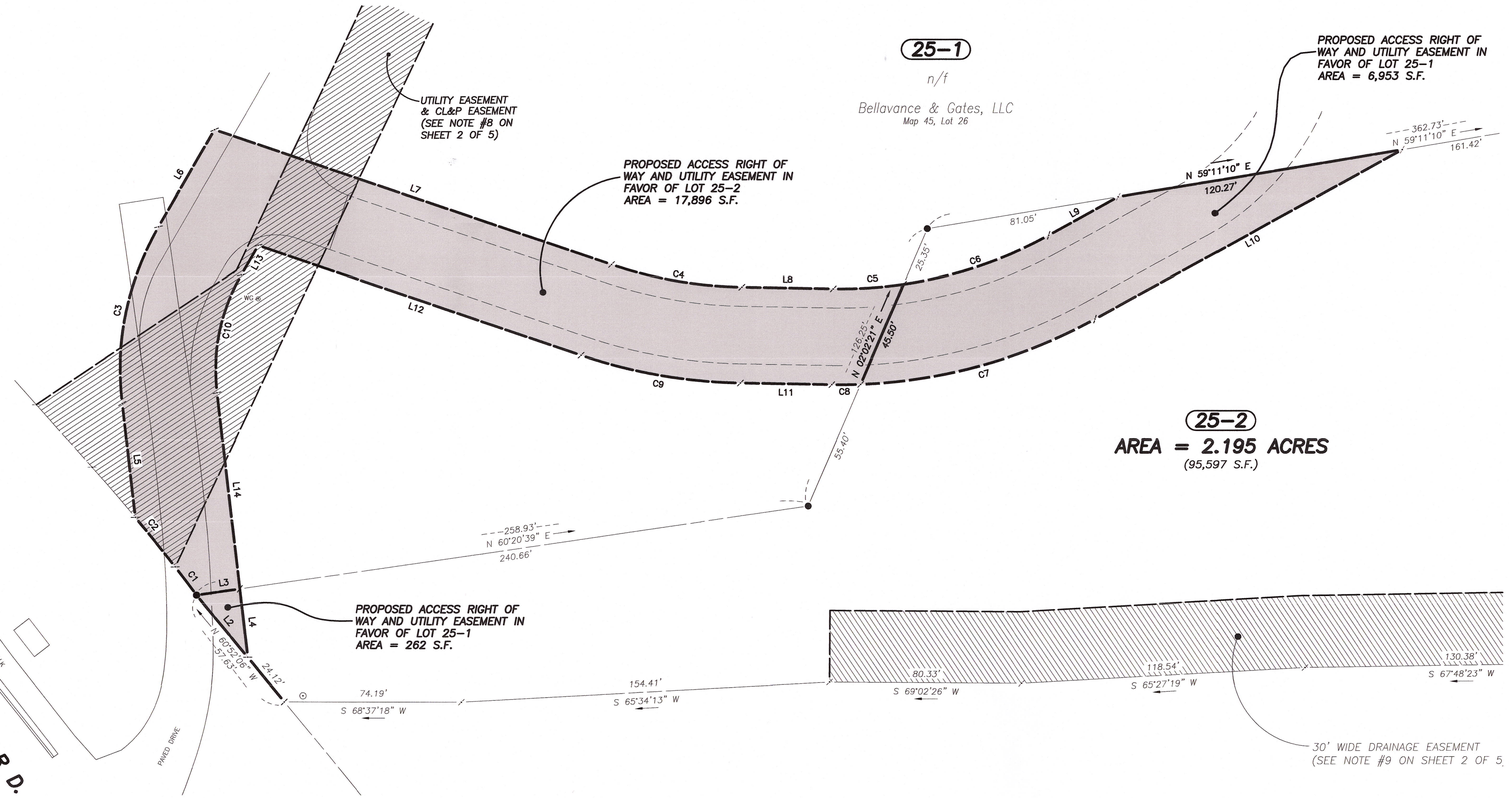
Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 1/30/2026	DRAWN: RGS
SCALE: 1" = 80'	DESIGN: --
SHEET: 2 OF 5	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 26010

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30 15 0 30
GRAPHIC SCALE IN FEET



NOTES:

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20–300b–1 through 20–300b–20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996, Amended October 26, 2018;
   - This survey conforms to a Class "A–2" horizontal accuracy.
   - Survey Type: Easement Map.
2. North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD 83) and are taken from GPS observationsusing the "Superior" statewide GPS network and RTK correction system.

LEGEND

- ● IRON PIN TO BE SET
- ⊙ IRON PIN FOUND
- Ø UTILITY POLE
- ○ WG WATER GATE
- □ CB CATCH BASIN
- STONE WALL

LINE DATA		
LINE	BEARING	DISTANCE
L1	S 62°31'51" W	11.52'
L2	N 60°52'06" W	33.51'
L3	N 60°20'39" E	18.27'
L4	S 27°51'19" E	28.68'
L5	N 27°51'19" W	47.91'
L6	N 08°45'37" E	47.00'
L7	N 87°20'55" E	175.43'
L8	N 69°41'00" E	38.28'
L9	N 39°45'38" E	33.33'
L10	S 39°45'38" W	146.75'
L11	S 69°41'00" W	38.28'
L12	S 87°20'55" W	142.70'
L13	S 08°45'37" W	14.26'
L14	S 27°51'19" E	82.51'

CURVE DATA					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	794.50'	14.88'	1°04'23"	N 58°37'25" W	14.88'
C2	794.50'	26.47'	1°54'33"	N 60°06'53" W	26.47'
C3	120.00'	76.69'	36°36'56"	N 09°32'51" W	75.39'
C4	180.00'	55.50'	17°39'55"	N 78°30'57" E	55.28'
C5	180.00'	29.47'	9°22'54"	N 64°59'33" E	29.44'
C6	180.00'	64.53'	20°32'28"	N 50°01'52" E	64.19'
C7	220.00'	102.85'	26°47'12"	S 53°09'13" W	101.92'
C8	220.00'	12.04'	3°08'11"	S 68°06'55" W	12.04'
C9	220.00'	67.83'	17°39'55"	S 78°30'57" W	67.56'
C10	80.00'	51.13'	36°36'56"	S 09°32'51" E	50.26'

APPROVED BY THE TOWN OF PUTNAM INLAND WETLAND AND WATER COURSES COMMISSION

CHAIRMAN / SECRETARY DATE

ENDORSED BY THE TOWN OF PUTNAM PLANNING AND ZONING COMISSION

ZONING ENFORCEMENT OFFICER DATE

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

STATE OF CONNECTICUT GREGORY A. GLAUDE 70191 LICENSED LAND SURVEYOR

3.18.2026

GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

3/17/2026	FINAL PLAN REVIEW
DATE	DESCRIPTION
REVISIONS	

EASEMENT MAP

PREPARED FOR

RYAN KROHN

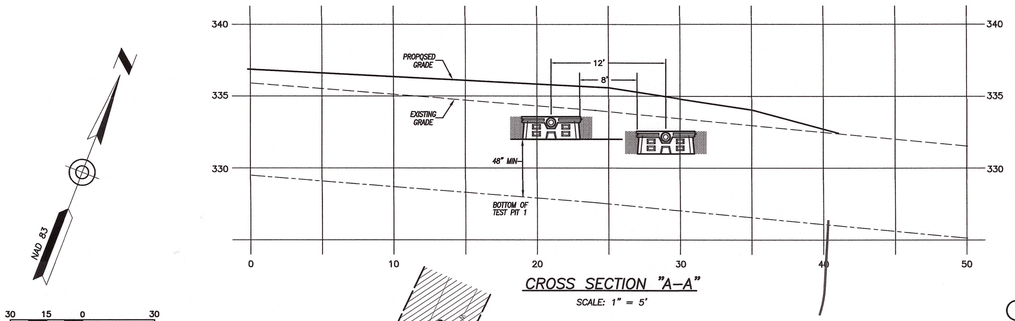
PARK ROAD

PUTNAM, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 1/30/2026	DRAWN: RGS
SCALE: 1" = 30'	DESIGN: ---
SHEET: 3 OF 5	CHK BY: ---
DWG. No: CLIENT FILE	JOB No: 26010

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CROSS SECTION "A-A"

SCALE: 1" = 5'

NAD 83

30 15 0 30

GRAPHIC SCALE IN FEET

SEPTIC SYSTEM DESIGN DATA

Percolation Rate	=	3.0 min. / in.
4,800 s.f. building @ 0.1 gpd per s.f. effective leaching area	=	480 s.f.
Effective Leaching area	=	5.9 s.f. / l.f. 12" concrete gallery
Length Required	=	480/5.9 = 81.35 l.f.
Length Provided	=	2 (40') + 12" of stone each end = 84 l.f.
Min. Leaching System Spread (MLSS)	=	N/A
MLSS Provided	=	42'

LEACHING FIELD

2 – 40' rows of 12" concrete galleries w/12" of stone each end

Maximum depth into existing grade = 28" (48" from bottom of TP-1)

SEPTIC TANK
1000 GALLON TWO COMPARTMENT F/L IN = 333.50 F/L OUT = 333.25
DISTRIBUTION BOXES
D-1 (OVERFLOW) F/L IN = 332.67 F/L OUT = 332.50 OVERFLOW = 332.75
D-2 (STANDARD) F/L IN = 331.87 F/L OUT = 331.70

25-1

n/f

Bellavance & Gates, LLC

Map 45, Lot 26

n/f

Ridge Two Real Estate, LLC

Map 45, Lot 26

WATER MAIN AND CL&P EASEMENT (SEE NOTE #8. SHEET 2 OF 5)

PROPOSED 1" WATER SERVICE TO BE INSTALLED PER CT WATER REQUIREMENTS

PROPOSED ACCESS RIGHT OF WAY AND UTILITY EASEMENT IN FAVOR OF LOT 25-2 AREA = 17,896 S.F.

PROPOSED ACCESS RIGHT OF WAY AND UTILITY EASEMENT IN FAVOR OF LOT 25-1 AREA = 6,953 S.F.

REMOVE PORTION OF EXISTING PAVEMENT AFTER SAWCUT

SAWCUT

PROPOSED DRIVE (PREVIOUSLY APPROVED)

N 59°11'10" E 362.73'

N 60°20'39" E 258.93'

PROPOSED ACCESS RIGHT OF WAY AND UTILITY EASEMENT IN FAVOR OF LOT 25-1 AREA = 262 S.F.

N 60°20'39" E 258.93'

S 60°32'06" W 57.63'

S 68°37'18" W 74.19'

S 65°34'13" W 154.41'

S 69°02'26" W 80.33'

S 65°27'19" W 118.54'

S 67°48'23" W 130.38'

S 82°44'57" W 37.73'

S 15°19'20" E 280.00'

SILT FENCE CLEARING LIMIT

NOTE: WETLANDS CROSSING AND DRAINAGE DESIGN PREVIOUSLY APPROVED BY PUTNAM INLAND WETLANDS COMMISSION

100' UPLAND REVIEW AREA

PROVIDE 1,000 GALLON SEPTIC TANK

47 L.F. - 4" SDR 35 PVC

41 L.F. - 4" SDR 35 PVC

BURIED PROPANE

1,000 GALLON OIL-WATER SEPARATOR & HOLDING TANK

PROPOSED 4,800 S.F. INDUSTRIAL BUILDING FF = 338.0

(PROPOSED CONTRACTOR'S BUSINESS)

F/L=334.50

PAVEMENT MILLINGS DRIVEWAY

TREELINE

40 L.F. (5 SECTIONS) OF 8'X4'X12" DEEP CONCRETE GALLERIES BTTM = 332.00

40 L.F. (5 SECTIONS) OF 8'X4'X12" DEEP CONCRETE GALLERIES BTTM = 331.20

30' WIDE DRAINAGE EASEMENT (SEE NOTE #9, SHEET 2 OF 5)

n/f

Franklin P. Racette

Map 45, Lot 32

n/f

EAO Realty, LLC

Map 45, Lot 45

WETLANDS

PARK ROAD

PAVED DRIVE

CONC. WALK

24" RCP

18" RCP

SNET 226

LEGEND

F.F.	FINISHED FLOOR
●	IRON PIN TO BE SET
⊙	IRON PIN FOUND
⌀	UTILITY POLE
○ WG	WATER GATE
CB	CATCH BASIN
	PERCOLATION TEST HOLE
	TEST HOLE
100	EXISTING CONTOURS
100	PROPOSED CONTOURS
	INLAND WETLANDS FLAG
BL	BUILDING SETBACK LINE
G	GAS LINE
W	WATER LINE
	STONE WALL
	SILT FENCE

LINE DATA		
LINE	BEARING	DISTANCE
L1	S 62°31'51" W	11.52'

APPROVED BY THE TOWN OF PUTNAM INLAND WETLAND AND WATER COURSES COMMISSION

CHAIRMAN / SECRETARY DATE

ENDORSED BY THE TOWN OF PUTNAM PLANNING AND ZONING COMISSION

ZONING ENFORCEMENT OFFICER DATE

STATE OF CONNECTICUT NORMAND E. THIBEAULT JR. No. 22034 LICENSED PROFESSIONAL ENGINEER

3/18/2026

NORMAND E. THIBEAULT, JR., P.E. DATE

LIC #PEN 0022834

STATE OF CONNECTICUT GREG A. GLAUDE No. 70191 LICENSED LAND SURVEYOR

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

3.18.2026

GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

NOTES:

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996, Amended October 26, 2018;
   - This survey conforms to a Class "A-2" horizontal accuracy.
   - Field surveyed topographic features conform to a Class "T-2", "V-2" vertical accuracy.
   - LIDAR topographic features conform to a Class "T-D" vertical accuracy.
   - Survey Type: Improvement Location Survey.
   - Boundary Determination Category: Resurvey
2. Zone = Industrial.
3. Owner of record: Bellavance & Gates, LLC.
   143 Boston Post Road
   North Windham, CT 06256
   See Volume 869, Page 394
4. Parcel is shown as Lot #25 on Assessors Map #45.
5. Parcel lies within Flood Hazard Zone 'X' (areas of minimal flooding) as shown on FIRM Map # 09015C Panel 0144F Effective Date: 9/7/2023.
6. Wetlands shown were delineated in the field by Joseph Theroux, Certified Soil Scientist, on June 2024.
7. North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD 83) and are taken from GPS observationsusing the "Superior" statewide GPS network and RTK correction system.
8. Elevations shown are based on North American Vertical Datum of 1988 (NAVD 88). Contours shown are taken from Connecticut statewide LIDAR and supplemented with actual field survey. Contour interval = 2'.
9. Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455 or 811.

3/17/2026	FINAL PLAN REVIEW
DATE	DESCRIPTION
REVISIONS	

IMPROVEMENT LOCATION SURVEY

SITE DEVELOPMENT PLAN

PREPARED FOR

RYAN KROHN

PARK ROAD

PUTNAM, CONNECTICUT

Killingly Engineering Associates

Civil Engineering & Surveying

114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 1/30/2026	DRAWN: RGS
SCALE: 1" = 30'	DESIGN: NET
SHEET: 4 OF 5	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 26010

K:\2026 JOBS\26010\Drawings\26010 04_SITE.dwg Mar 18, 2026 - 8:59 AM

DEVELOPMENT SCHEDULE: (Individual Lots):

1. Prior to any work on site, the limits of disturbance shall be clearly flagged in the field by a Land Surveyor, licensed in the State of Connecticut. Once the limits of clearing are flagged, they shall be reviewed and approved by an agent of the Town.
2. Install and maintain erosion and sedimentation control devices as shown on these plans. All erosion control devices shall be inspected by an agent of the Town. Any additional erosion control devices required by the Town's Agent shall be installed and inspected prior to any construction on site. (See silt fence installation notes.)
3. Install construction entrance.
4. Construction will begin with clearing, grubbing and rough grading of the proposed site. The work will be confined to areas adjacent to the proposed building, septic system and driveway. Topsoil will be stockpiled on site and utilized during final grading.
5. Begin construction of the house, septic system and well.
6. Disturbed areas shall be seeded and stabilized as soon as possible to prevent erosion.
7. The site will be graded so that all possible trees on site will be saved to provide buffers to adjoining lots.

DEVELOPMENT CONTROL PLAN:

1. Development of the site will be performed by the individual lot owner, who will be responsible for the installation and maintenance of erosion and sediment control measures required throughout construction.
2. The sedimentation control mechanisms shall remain in place from start of construction until permanent vegetation has been established. The representative for the Town of Putnam will be notified when sediment and erosion control structures are initially in place. Any additional soil & erosion control measures requested by the Town or its agent, shall be installed immediately. Once the proposed development, seeding and planting have been completed, the representative shall again be notified to inspect the site. The control measures will not be removed until this inspection is complete.
3. All stripping is to be confined to the immediate construction area. Topsoil shall be stockpiled so that slopes do not exceed 2 to 1. A hay bale sediment barrier is to surround each stockpile and a temporary vegetative cover shall be provided.
4. Dust control will be accomplished by spraying with water and if necessary, the application of calcium chloride.
5. The proposed planting schedule is to be adhered to during the planting of disturbed areas throughout the proposed construction site.
6. Final stabilization of the site is to follow the procedures outlined in "Permanent Vegetative Cover". If necessary a temporary vegetative cover is to be provided until a permanent cover can be applied.

SILT FENCE INSTALLATION AND MAINTENANCE:

1. Dig a 6" deep trench on the uphill side of the barrier location.
2. Position the posts on the downhill side of the barrier and drive the posts 1.5 feet into the ground.
3. Lay the bottom 6" of the fabric in the trench to prevent undermining and backfill.
4. Inspect and repair barrier after heavy rainfall.
5. Inspections will be made at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater to determine maintenance needs.
6. Sediment deposits are to be removed when they reach a height of 1 foot behind the barrier or half the height of the barrier and are to be deposited in an area which is not regulated by the inland wetlands commission.
7. Replace or repair the fence within 24 hours of observed failure. Failure of the fence has occurred when sediment fails to be retained by the fence because:
   – the fence has been overtopped, undercut or bypassed by runoff water,
   – the fence has been moved out of position (knocked over), or
   – the geotextile has decomposed or been damaged.

HAY BALE INSTALLATION AND MAINTENANCE:

1. Bales shall be placed as shown on the plans with the ends of the bales tightly abutting each other.
2. Each bale shall be securely anchored with at least 2 stakes and gaps between bales shall be wedged with straw to prevent water from passing between the bales.
3. Inspect bales at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inches or greater to determine maintenance needs.
4. Remove sediment behind the bales when it reaches half the height of the bale and deposit in an area which is not regulated by the inland Wetlands Commission.
5. Replace or repair the barrier within 24 hours of observed failure. Failure of the barrier has occurred when sediment fails to be retained by the barrier because:
   – the barrier has been overtopped, undercut or bypassed by runoff water,
   – the barrier has been moved out of position, or
   – the hay bales have deteriorated or been damaged.

TEMPORARY VEGETATIVE COVER:

SEED SELECTION

Grass species shall be appropriate for the season and site conditions. Appropriate species are outlined in Figure TS–2 in the 2002 Guidelines.

TIMING CONSIDERATIONS

Seed with a temporary seed mixture within 7 days after the suspension of grading work in disturbed areas where the suspension of work is expected to be more than 30 days but less than 1 year.

SITE PREPARATION

Install needed erosion control measures such as diversions, grade stabilization structures, sediment basins and grassed waterways.

Grade according to plans and allow for the use of appropriate equipment for seedbed preparation, seeding, mulch application, and mulch anchoring.

SEEDBED PREPARATION

Loosen the soil to a depth of 3–4 inches with a slightly roughened surface. If the area has been recently loosened or disturbed, no further roughening is required. Soil preparation can be accomplished by tracking with a bulldozer, discing, harrowing, raking or dragging with a section of chain link fence. Avoid excessive compaction of the surface by equipment traveling back and forth over the surface. If the slope is tracked, the cleat marks shall be perpendicular to the anticipated direction of the flow of surface water.

If soil testing is not practical or feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1,000 square feet of 10–10–10 or equivalent. Additionally, lime may be applied using rates given in Figure TS–1 in the 2002 Guidelines.

SEEDING

Apply seed uniformly by hand cyclone seeder, drill, cultipacker type seeder or hydroseeder at a minimum rate for the selected species. Increase seeding rates by 10% when hydroseeding.

MULCHING

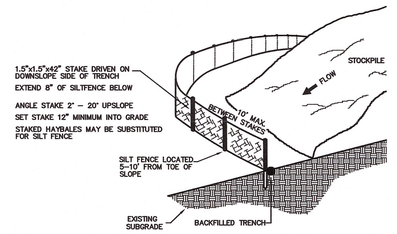
Temporary seedings made during optimum seeding dates shall be mulched according to the recommendations in the 2002 Guidelines. When seeding outside of the recommended dates, increase the application of mulch to provide 95%–100% coverage.

MAINTENANCE

Inspect seeded area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater for seed and mulch movement and rill erosion.

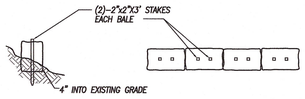
Where seed has moved or where soil erosion has occurred, determine the cause of the failure. Repair eroded areas and install additional controls if required to prevent reoccurrence of erosion.

Continue inspections until the grasses are firmly established. Grasses shall not be considered established until a ground cover is achieved which is mature enough to control soil erosion and to survive severe weather conditions (approximately 80% vegetative cover).



SILT FENCE @ TOE OF SLOPE APPLICATION

NOT TO SCALE



HAYBALE BARRIER

NOT TO SCALE

PERMANENT VEGETATIVE COVER:

Refer to Permanent Seeding Measure in the 2002 Guidelines for specific applications and details related to the installation and maintenance of a permanent vegetative cover. In general, the following sequence of operations shall apply:

1. Topsoil will be replaced once the excavation and grading has been completed. Topsoil will be spread at a minimum compacted depth of 4".
2. Once the topsoil has been spread, all stones 2" or larger in any dimension will be removed as well as debris.
3. Apply agricultural ground limestone at a rate of 2 tons per acre or 100 lbs. per 1000 s.f. Apply 10–10–10 fertilizer or equivalent at a rate of 300 lbs. per acre or 7.5 lbs. per 1000 s.f. Work lime and fertilizer into the soil to a depth of 4".
4. Inspect seedbed before seeding. If traffic has compacted the soil, retill compacted areas.
5. Apply the chosen grass seed mix. The recommended seeding dates are: April 1 to June 15 & August 15 – October 1.
6. Following seeding, firm seedbed with a roller. Mulch immediately following seeding. If a permanent vegetative stand cannot be established by September 30, apply a temporary cover on the topsoil such as netting, mat or organic mulch.

EROSION AND SEDIMENT CONTROL NARRATIVE:

PRINCIPLES OF EROSION AND SEDIMENT CONTROL

The primary function of erosion and sediment controls is to absorb erosional energies and reduce runoff velocities that force the detachment and transport of soil and/or encourage the deposition of eroded soil particles before they reach any sensitive area.

KEEP LAND DISTURBANCE TO A MINIMUM

The more land that is in vegetative cover, the more surface water will infiltrate into the soil, thus minimizing stormwater runoff and potential erosion. Keeping land disturbance to a minimum not only involves minimizing the extent of exposure at any one time, but also the duration of exposure. Phasing, sequencing and construction scheduling are interrelated. Phasing divides a large project into distinct sections where construction work over a specific area occurs over distinct periods of time and each phase is not dependent upon a subsequent phase in order to be functional. A sequence is the order in which construction activities are to occur during any particular phase. A sequence should be developed on the premise of "first things first" and "last things last" with proper attention given to the inclusion of adequate erosion and sediment control measures. A construction schedule is a sequence with time lines applied to it and should address the potential overlap of actions in a sequence which may be in conflict with each other.

– Limit areas of clearing and grading. Protect natural vegetation from construction equipment with fencing, tree armoring, and retaining walls or tree wells.
– Route traffic patterns within the site to avoid existing or newly planted vegetation.
– Phase construction so that areas which are actively being developed at any one time are minimized and only that area under construction is exposed. Clear only those areas essential for construction.
– Sequence the construction of storm drainage systems so that they are operational as soon as possible during construction. Ensure all outlets are stable before outletting storm drainage flow into them.
– Schedule construction so that final grading and stabilization is completed as soon as possible.

SLOW THE FLOW

Detachment and transport of eroded soil must be kept to a minimum by absorbing and reducing the erosive energy of water. The erosive energy of water increases as the volume and velocity of runoff increases. The volume and velocity of runoff increases during development as a result of reduced infiltration rates caused by the removal of existing vegetation, removal of topsoil, compaction of soil and the construction of impervious surfaces.

– Use diversions, stone dikes, silt fences and similar measures to break flow lines and dissipate storm water energy.
– Avoid diverting one drainage system into another without calculating the potential for downstream flooding or erosion.

KEEP CLEAN RUNOFF SEPARATED

Clean runoff should be kept separated from sediment laden water and should not be directed over disturbed areas without additional controls. Additionally, prevent the mixing of clean off–site generated runoff with sediment laden runoff generated on–site until after adequate filtration of on–site waters has occurred.

– Segregate construction waters from clean water.
– Divert site runoff to keep it isolated from wetlands, watercourses and drainage ways that flow through or near the development until the sediment in that runoff is trapped or detained.

REDUCE ON SITE POTENTIAL INTERNALLY AND INSTALL PERIMETER CONTROLS

While it may seem less complicated to collect all waters to one point of discharge for treatment and just install a perimeter control, it can be more effective to apply internal controls to many small sub–drainage basins within the site. By reducing sediment loading from within the site, the chance of perimeter control failure and the potential off–site damage that it can cause is reduced. It is generally more expensive to correct off–site damage than it is to install proper internal controls.

– Control erosion and sedimentation in the smallest drainage area possible. It is easier to control erosion than to contend with sediment after it has been carried downstream and deposited in unwanted areas.
– Direct runoff from small disturbed areas to adjoining undisturbed vegetated areas to reduce the potential for concentrated flows and increase settlement and filtering of sediments.
– Concentrated runoff from development should be safely conveyed to stable outlets using rip rapped channels, waterways, diversions, storm drains or similar measures.
– Determine the need for sediment basins. Sediment basins are required on larger developments where major grading is planned and where it is impossible or impractical to control erosion at the source. Sediment basins are needed on large and small sites when sensitive areas such as wetlands, watercourses, and streets would be impacted by off–site sediment deposition. Do not locate sediment basins in wetlands or permanent or intermittent watercourses. Sediment basins should be located to intercept runoff prior to its entry into the wetland or watercourse.
– Grade and landscape around buildings and septic systems to divert water away from them.

SILT FENCE

NOT TO SCALE

PERCOLATION TEST RESULT – March 19, 2018
NORTHEAST DISTRICT DEPARTMENT OF HEALTH.

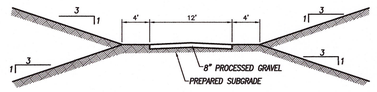
HOLE A
Depth = 28" Rate = 8.8 min./in.

Time	Reading
2:45	14"
2:50	16.25"
3:00	19.5"
3:08	20.5"
3:15	21.625"
3:25	22.75"
3:35	23.825"

PERCOLATION TEST RESULT – September 24, 2025
NORTHEAST DISTRICT DEPARTMENT OF HEALTH.

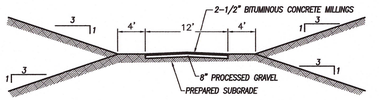
Depth = 21" Rate = 3.0 min./in.

Time	Reading
8:15	0"
8:18	3.5"
8:21	7"
8:24	9.5"
8:27	11.5"
8:30	13"
8:33	14.25"
8:36	15.5"
8:39	16.5"
8:42	17.5"



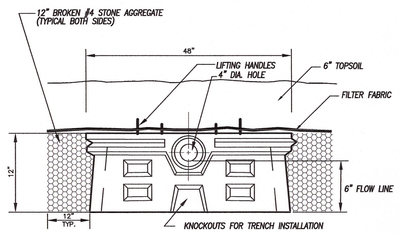
GRAVEL DRIVE DETAIL

NOT TO SCALE



PAVEMENT MILLINGS DRIVE DETAIL

NOT TO SCALE



END VIEW

12" HIGH PRECAST CONCRETE LEACHING GALLERY

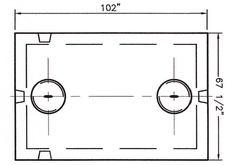
NOT TO SCALE

TEST HOLE DATA – March 19, 2018
Northeast District Department of Health

TEST PIT	DEPTH	PROFILE
R	0"–7"	Topsoil
	7"–34"	Reddish Brown Fine Sandy Loam
	34"–74"	Course Sand & Gravel
	74"–80"	Groundwater
	Ledge	80"
	GWT	74"
	Mottling	N/A

TEST HOLE DATA – September 24, 2025
Northeast District Department of Health

TEST PIT	DEPTH	PROFILE
1	0"–9"	Topsoil, Roots
	9"–25"	Loamy Fine Sand, Roots
	25"–76"	Medium Coarse Sand & Gravel, Cobbles
	Ledge	N/A
	GWT	N/A
	Roots	25"
2	0"–8"	Topsoil, Roots
	8"–18"	Loamy Coarse Sand & Gravel Roots
	18"–82"	Medium Coarse Sand & Gravel, Cobbles
	Ledge	N/A
	GWT	N/A
	Roots	N/A
3	0"–9"	Topsoil, Roots
	9"–28"	Loamy Fine Sand, Roots
	28"–78"	Medium Coarse Sandy Gravel, Cobbles
	Ledge	N/A
	GWT	N/A
	Roots	28"

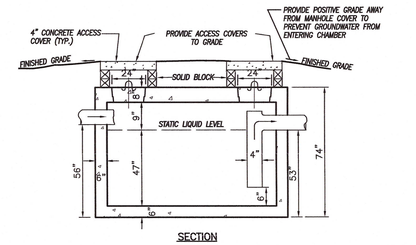


EPOXY INTERIOR COATING/ASPHALT EXTERIOR COATING

PLAN

SPECIFICATIONS

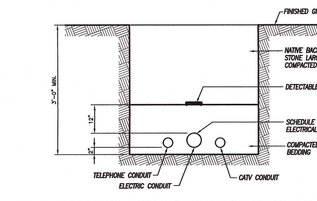
1. TANK SHALL HAVE A MINIMUM CAPACITY SUFFICIENT TO PRETREAT THE MAXIMUM DAILY FLOW PROPOSED AND NO LESS THAN 1000 GALLONS. TANK SHALL BE CONSTRUCTED OF PRECAST CONCRETE.
2. INTERIOR OF THE TANK AND EXTENSION TO GRADE MANHOLES SHALL BE COATED WITH AN EPOXY PETROLEUM RESISTANT SEALANT. EXTERIOR OF THE TANK AND EXTENSION TO GRADE MANHOLES SHALL BE COATED WITH A WATERPROOF FOUNDATION SEALANT. THIS INCLUDES THE TANK EXTERIORS TOP AND BOTTOM.
3. STRUCTURAL SEAM OF THE TANK SHALL BE FILLED IN WITH NON–SHRINKING CEMENT OR WATER PLUG AND COATED WITH A WATERPROOF SEALANT.
4. VOIDS BETWEEN INLET AND OUTLET PIPING OF THE TANK SHALL BE GROUTED WITH NON–SHRINKING CEMENT AND COATED WITH A WATERPROOF SEALANT.
5. THE TANK SHALL HAVE EXTENSIONS TO GRADE ABOVE THE INLET AND OUTLET PIPING. THE EXTENSION SHALL HAVE STEEL FRAMES AND MANHOLE COVERS. THE MANHOLES, EXTENSIONS, AND ACCESSES TO THE TANK SHALL BE AT LEAST 18 INCHES IN DIAMETER.
6. THE OUTLET PIPING SHALL UTILIZE A TEE–PIPE ON THE INTERIOR OF THE TANK. THE TEE–PIPE SHALL BE EQUIPPED WITH A STAND PIPE RISER EXTENDING UP THE COVER. THE TEE–PIPE SHALL EXTEND SIX (6) TO TWELVE (12) INCHES FROM THE BOTTOM OF THE TANK.
7. THE INLET EXTENSION TO GRADE SHALL BE PROVIDED WITH A VENT LINE WHICH EXTENDS EIGHT (8) FEET ABOVE FINISHED GRADE AND PROPERLY SECURED TO THE BUILDING. THE SIZE OF THE VENT SHALL BE HALF THE SIZE OF THE OUTLET DISCHARGE LINE.
8. THE HORIZONTAL STRUCTURE SEAM OF THE TANK SHALL BE LOCATED ABOVE THE STATIC LIQUID LEVEL OF THE TANK.
9. THE INCOMING PIPING SHALL NOT INCLUDE ANY SOURCES OF DOMESTIC WASTEWATER.
10. THE OUTLET PIPE SHALL BE CONNECTED TO THE SANITARY SEWER OR HOLDING TANK.
11. THE OUTLET PIPE SHALL BE AT LEAST THE SIZE OF THE INLET PIPE OR GREATER AND AT A MINIMUM SHOULD BE 4.0 INCHES IN DIAMETER.
12. IF HEAVY PIPING, SUCH AS CAST IRON, IS USED, ALL PIPING MUST BE STRUCTURALLY SECURED.
13. THE CONCRETE COVERS PROVIDED BY THE OIL SEPARATOR MANUFACTURERS MUST BE PERMANENTLY REMOVED.
14. THE ENGINEER MUST BE GIVEN NOTICE OF ONE WEEK NOTICE PRIOR TO BACKFILLING THE TANK TO ALLOW ADEQUATE TIME TO VISUALLY INSPECT THE TANK & FACILITY



SECTION

1000 GALLON H–20 OIL–WATER SEPARATOR

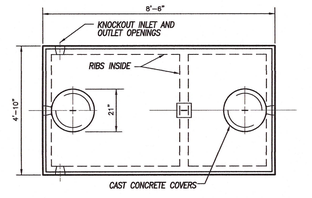
NOT TO SCALE



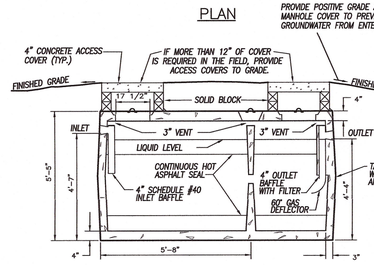
NOTE: CONTRACTOR SHALL PROVIDE SILT/CLAY DAMS AT 100' INTERVALS ALONG PROPOSED UTILITY TRENCH TO AVOID TRANSPORTING INTERCEPTED WATER.

UNDERGROUND UTILITY TRENCH

NOT TO SCALE



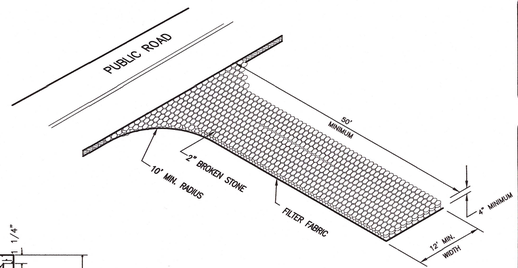
PLAN



CROSS SECTION

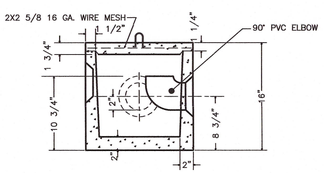
1000 GALLON
2 COMPARTMENT
SEPTIC TANK

NOT TO SCALE



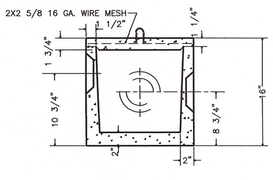
ANTI–TRACKING PAD

NOT TO SCALE



OVERFLOW D–BOX

NOT TO SCALE



STANDARD D–BOX

NOT TO SCALE

3/17/2026	FINAL PLAN REVIEW
DATE	DESCRIPTION
REVISIONS	

DETAIL SHEET
PREPARED FOR

RYAN KROHN

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STATE OF CONNECTICUT NORMAND E. THIBEAULT JR. No. 22834 LICENSED PROFESSIONAL ENGINEER

3/18/2026

NORMAND E. THIBEAULT, JR., P.E. DATE
LIC. OPEN 0022834

DATE: 1/30/2026	DRAWN: RGS
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SHEET: 5 OF 5	CHK BY: ---
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